171.0	0005	0005.0	1 of 1	Residential		Total Card / Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED:	846,600 / 846,600
					USE VALUE:	846,600 / 846,600
					ASSESSED:	846,600 / 846,600

PROPERTY LOCATION

No	Alt No	Direction/Street/City
21		WACHUSETT AVE, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	STUART STEPHEN L/CATHERINE P
Owner 2:	TRS/STUART WACHUSETT TRUST
Owner 3:	
Street 1:	21 WACHUSETT AVE
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: Y
Postal:	02476 Type:

PREVIOUS OWNER

Owner 1:	STUART STEPHEN L -
Owner 2:	-
Street 1:	21 WACHUSETT AVE
Twn/City:	ARLINGTON
St/Prov:	MA Cntry:
Postal:	02476

NARRATIVE DESCRIPTION

This parcel contains .215 Sq. Ft. of land mainly classified as One Family with a Colonial Building built about 1924, having primarily Wood Shingle Exterior and 1821 Square Feet, with 1 Unit, 1 Bath, 0 3/4 Bath, 1 HalfBath, 7 Rooms, and 3 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo	2	Above Stree
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	9375.000	353,000	2,700	490,900	846,600
Total Card	0.215	353,000	2,700	490,900	846,600
Total Parcel	0.215	353,000	2,700	490,900	846,600

Source: Market Adj Cost | Total Value per SQ unit /Card: 464.91 /Parcel: 464.91

Legal Description

Entered Lot Size
Total Land:
Land Unit Type:

User Acct 113629

GIS Ref

GIS Ref

Insp Date 06/14/18

!13276!

PREVIOUS ASSESSMENT

Parcel ID 171.0-0005-0005.0

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2022	101	FV	353,000	2700	9,375.	490,900	846,600		Year end	12/23/2021
2021	101	FV	342,200	2700	9,375.	490,900	835,800		Year End Roll	12/10/2020
2020	101	FV	342,200	2700	9,375.	490,900	835,800	835,800	Year End Roll	12/18/2019
2019	101	FV	259,400	2700	9,375.	490,900	753,000	753,000	Year End Roll	1/3/2019
2018	101	FV	267,900	2700	9,375.	434,800	705,400	705,400	Year End Roll	12/20/2017
2017	101	FV	267,900	2700	9,375.	364,700	635,300	635,300	Year End Roll	1/3/2017
2016	101	FV	267,900	2700	9,375.	364,700	635,300	635,300	Year End	1/4/2016
2015	101	FV	253,100	2700	9,375.	315,600	571,400	571,400	Year End Roll	12/11/2014

PRINT

Date	Time
12/30/21	16:37:39

LAST REV

Date	Time
07/05/18	14:03:18

apro

SALES INFORMATION

TAX DISTRICT

PAT ACCT. 13276

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
STUART STEPHEN	49930-447		8/13/2007	Family	1	No	No		
	18978-547		4/1/1988		50,000	No	No		A

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment

ACTIVITY INFORMATION

Date	Result	By	Name
6/14/2018	MEAS&NOTICE	BS	Barbara S
10/21/2008	Meas/Inspect	163	PATRIOT
12/20/1999	Meas/Inspect	243	PATRIOT
7/14/1993		RV	

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

USER DEFINED

Prior Id # 1:	113629
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		9375		Sq. Ft.	Site		0	70.	0.75	8									490,875						490,900	

Total AC/HA:	0.21522	Total SF/SM:	9375	Parcel LUC:	101	One Family	Prime NB Desc	ARLINGTON	Total:	490,875	Spl Credit		Total:	490,900

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	6 - Colonial		
Sty Ht:	2 - 2 Story		
(Liv) Units:	1	Total:	1
Foundation:	3 - BrickorStone		
Frame:	1 - Wood		
Prime Wall:	1 - Wood Shingle		
Sec Wall:			%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	YELLOW		
View / Desir:			

GENERAL INFORMATION

Grade:	C - Average		
Year Blt:	1924	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:		Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wal	2 - Plaster		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:			%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:			
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	1 - Oil		
Heat Type:	3 - Forced H/W		
# Heat Sys:	1		
% Heated:	100	% AC:	
Solar HW:	NO	Central Vac:	NO
% Com Wal		% Sprinkled	

BATH FEATURES

Full Bath	1	Rating:	Average
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:	1	Rating:	Average
A HBth:		Rating:	
OthrFix:		Rating:	

OTHER FEATURES

Kits:	1	Rating:	Very Good
A Kits:		Rating:	
Frpl:	1	Rating:	Average
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	GD - Good	18.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	18.6	%

CALC SUMMARY

Basic $ / SQ:	130.00
Size Adj.:	1.22660625
Const Adj.:	0.99989998
Adj $ / SQ:	159.443
Other Features:	82000
Grade Factor:	1.00
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	433615
Depreciation:	80652
Depreciated Total:	352962

COMMENTS

NO ATTIC.

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units	1

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												

Totals	RMs:	7	BRs:	3	Baths:	1	HB	1

REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

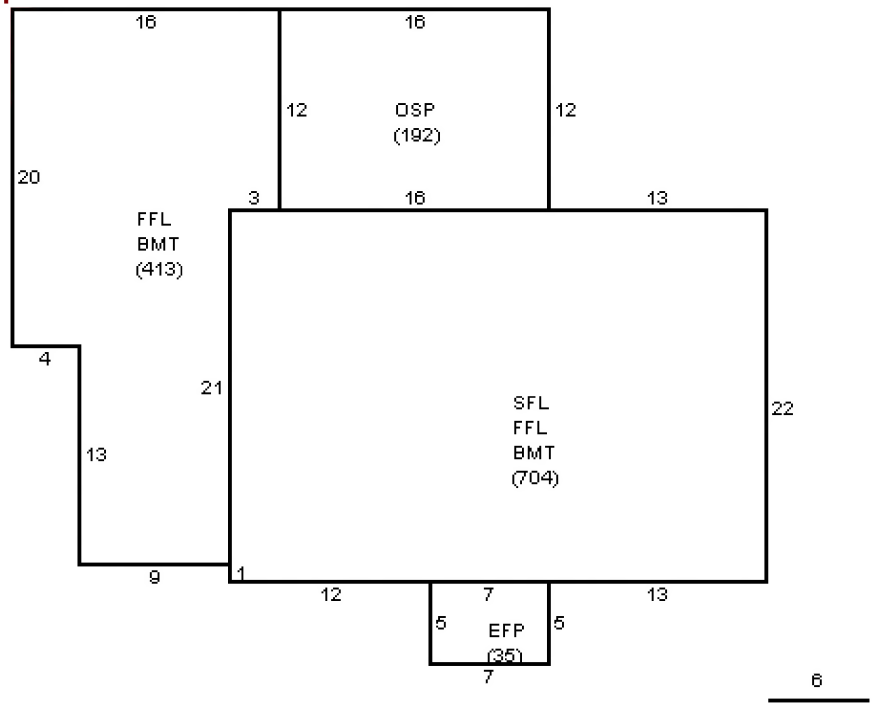
No Unit	RMS	BRS	FL
1	7	3	
Totals			
1	7	3	

COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:	Ind.Val
Juris. Factor:		Before Depr:	159.44
Special Features:	0	Val/Su Net:	111.53
Final Total:	353000	Val/Su SzAd	193.85

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
BMT	Basement	1,117	47.830	53,429
FFL	First Floor	1,117	159.440	178,098
SFL	Second Floor	704	159.440	112,248
OSP	Screen Porch	192	27.600	5,299
EFP	Enclos Porch	35	72.590	2,541

Net Sketched Area:	3,165			Total:	351,615
Size Ad	1821	Gross Area	3165	FinArea	1821

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten

IMAGE

AssessPro Patriot Properties, Inc

MOBILE HOME

Make:		Model:		Serial #		Year:		Color:	

PARCEL ID

171.0-0005-0005.0

SPEC FEATURES/YARD ITEMS

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value
3	Garage	D	Y	1	12X20	F	FR	1930	22.87	T	50	101			2,700			2,700
2	Frame Shed	D	Y	1	8X8	A	FR	1950	0.00	T	50	101						

More:	N	Total Yard Items:	2,700	Total Special Featues:		Total:	2,700